



General Assembly

January Session, 2013

Raised Bill No. 913

LCO No. 3274



Referred to Committee on BANKS

Introduced by:
(BA)

***AN ACT REQUIRING NOTIFICATION OF THE SALE OF A REAL
PROPERTY TAX LIEN.***

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Section 12-195h of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective October 1, 2013*):

3 Any municipality, by resolution of its legislative body, as defined in
4 section 1-1, may assign, for consideration, any and all liens filed by the
5 tax collector to secure unpaid taxes on real property as provided under
6 the provisions of this chapter. The consideration received by the
7 municipality shall be negotiated between the municipality and the
8 assignee. The assignee or assignees of such liens shall have and possess
9 the same powers and rights at law or in equity as such municipality
10 and municipality's tax collector would have had if the lien had not
11 been assigned with regard to the precedence and priority of such lien,
12 the accrual of interest and the fees and expenses of collection. The
13 assignee shall have the same rights to enforce such liens as any private
14 party holding a lien on real property. The assignee, or any subsequent
15 assignee, shall provide written notice of an assignment, not later than

16 thirty days after the date of such assignment, to any holder of a
17 mortgage, on the real property that is the subject of the assignment,
18 provided such holder is of record as of the date of such assignment.
19 Such notice shall include information sufficient to identify (1) the
20 property that is subject to the lien and in which the holder has an
21 interest, (2) the name and addresses of the assignee, and (3) the
22 amount of unpaid taxes, interest and fees being assigned relative to the
23 subject property as of the date of the assignment.

This act shall take effect as follows and shall amend the following sections:		
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Section 1	<i>October 1, 2013</i>	12-195h
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Statement of Purpose:

To require the notification of the assignment of a tax lien on real property to ensure that the holder of a mortgage on such real property is aware of such assignment.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]